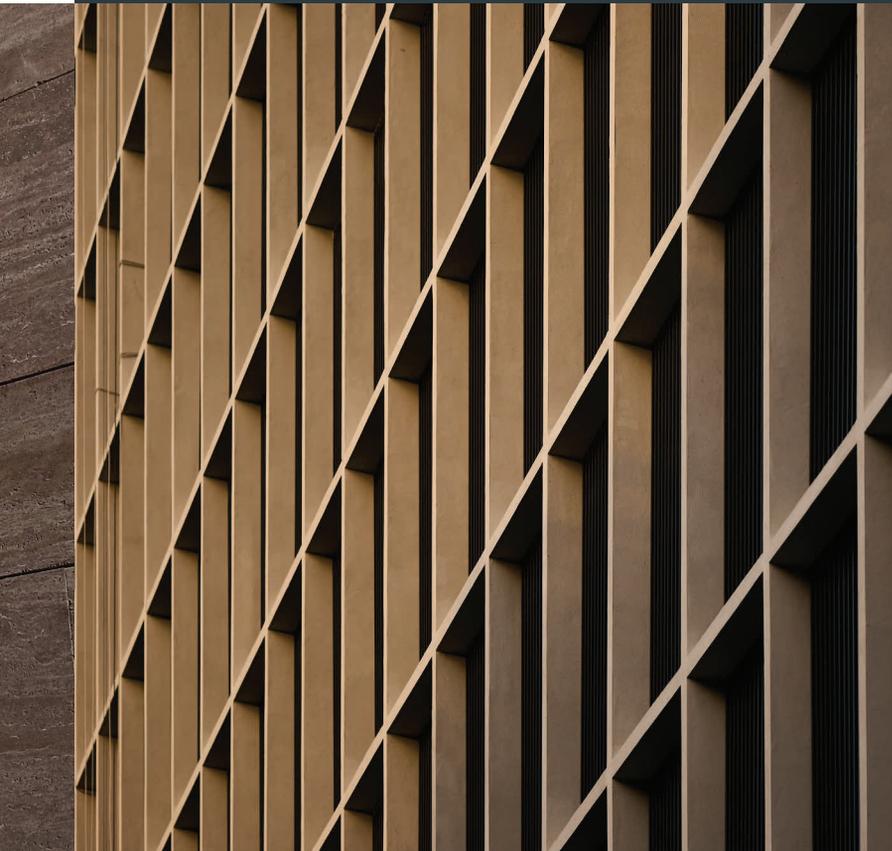


OF TIMELESS PRESTIGE





AND DISTINCTION

WHERE LEGACY

Enriched by our heritage and shaped by visions for tomorrow, the E&O name is synonymous with creating placemaking addresses of enduring value. Our dedication to elegance, artistry, and thoughtful design drives our passion for innovating and crafting enduring possibilities, all while staying true to the E&O legacy.



MEETS MASTERY

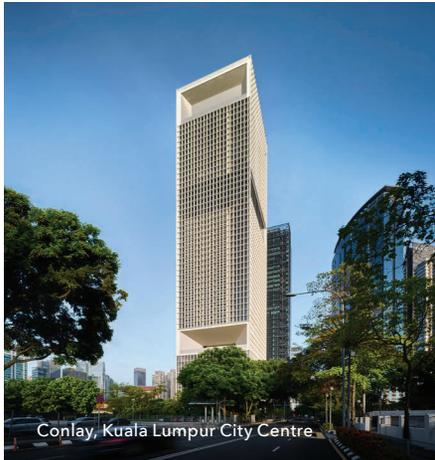


William Kerry Hill was a Singapore-based Australian architect known for his specialization in hotel design throughout Asia. Renowned globally for shaping tropical modernist architecture, his prominent works include The Datai Langkawi in Malaysia, the Desert Palm in Dubai, and numerous hotels for the acclaimed Aman brand.

Hill's works have been lauded for his region-sensitive approach that respects the locale's site and climate, with a modern interpretation on a traditional setting. This awarded him several accolades, including the Royal Australian Institute of Architects Gold Medal in 2006 and the Order of Australia 2012.

AN INTERNATIONAL COLLABORATION,
UNITED BY EXCELLENCE

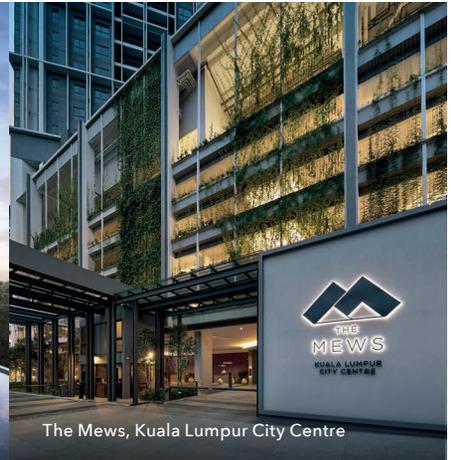
The Conlay represents a remarkable partnership between the E&O Group, renowned for its commitment to timeless elegance and meticulous craftsmanship, and Mitsui Fudosan, a global leader in real estate innovation. Through this development, their collaboration merges E&O's deep understanding of luxury living with Mitsui Fudosan's expertise in forward-thinking urban developments. Drawing from shared values of excellence and innovation, the two industry leaders have come together to create a residence that stands as an icon in Kuala Lumpur, offering an unparalleled blend of sophistication, quality, and modernity.



Conlay, Kuala Lumpur City Centre



The Peak, Damansara Heights, Kuala Lumpur



The Mews, Kuala Lumpur City Centre



Eastern & Oriental Hotel, Penang



Tokyo Midtown Hibiya



Seri Tanjung Pinang, Penang



Princes House, London

Andaman Island, Penang



The St. Regis Hotel & Residences, Singapore

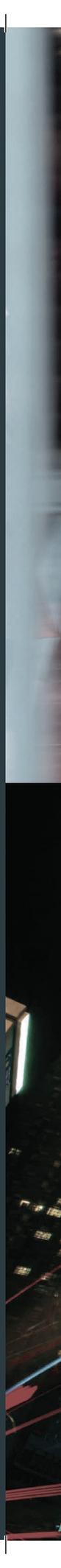
Mitsui Honkan, Tokyo

www.easternandoriental.com

www.easternandoriental.com

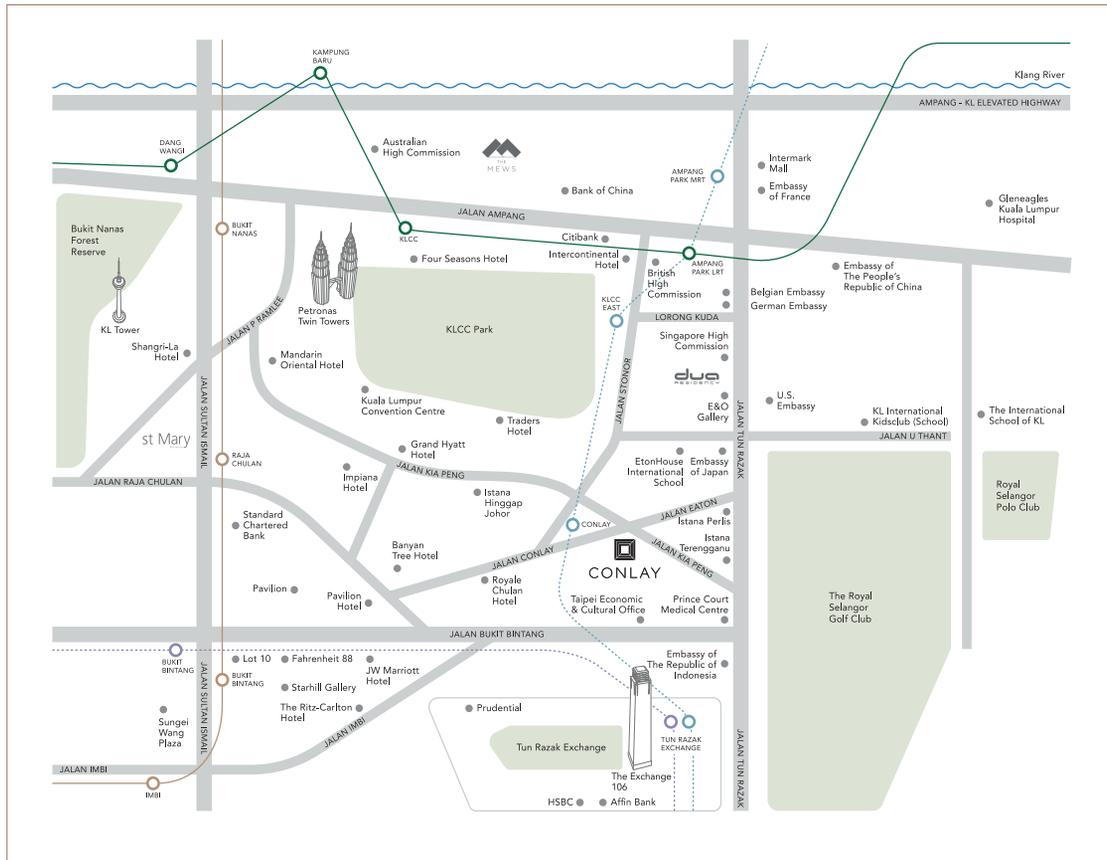
THE METROPOLITAN CHARM OF KUALA LUMPUR CITY CENTRE

The capital city of Malaysia exudes a charm that blends the old and new, offering an extraordinary lifestyle for people from all over the globe. For inhabitants, the city's dynamic lifestyle is elevated by world-class amenities and thriving business opportunities, creating a vibrant place to call home. For visitors, it's a gateway to rich history, diverse business ventures, investment opportunities, as well as eye-catching attractions that captivate and inspire. This cements Kuala Lumpur's reputation as a world city, where culture and innovation converge to create a flourishing community.





IN THE HEART OF KUALA LUMPUR CITY CENTRE

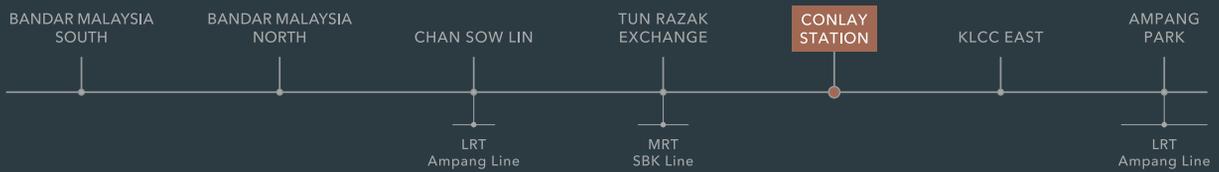


📍 GETTING AROUND
 ⋯ MRT Sungai Buloh – Putrajaya Line
 ⋯ MRT Sungai Buloh – Kajang Line
 — LRT Kelana Jaya Line
 — KL Monorail

Conlay Signature Suites stands as a prominent landmark in the Golden Triangle of Kuala Lumpur, with seamless connections to the finest attractions, business hubs, and lifestyle destinations. Its prime location puts the city at the resident's doorstep, ensuring that convenience and leisure are all just within reach.



EXPERIENCE THE CITY, EFFORTLESSLY



A CITY OF ENDURING VALUE



Strong Economic Growth

As a high-demand area, developments in the Kuala Lumpur City Centre show a healthy capital appreciation. The median price for properties amounts up to RM 1.2 million (up 15.94% YoY), and the median price per square feet is RM 897 (up 2.81% YoY) from August 2022 to July 2023.

Source: iProperty



A Land of Opportunities

Kuala Lumpur offers strategic access to Southeast Asia, pro-business policies, and a skilled workforce. With a thriving economy and innovation-driven initiatives, it's an ideal city for growth and success.

Source: MIDA



Value-driven Properties

Compared to other major cities in Southeast Asia, Kuala Lumpur offers relatively competitive property prices, making it an appealing option for both local and international investors.

Source: William Russell



Government Incentives

The Malaysian government offers various incentives for property investment, including favourable financing options and tax benefits for foreign investors.

Source: MIDA



Cultural and Lifestyle Appeal

Kuala Lumpur was ranked first in the Getting Settled Index by the Expat City Rankings in 2021, marking the third time the city has made it to the top of this index. The city is well-loved by expatriates for its welcoming nature, liveability, and affordability.

Source: ExpatGo



Cross-Border Property Investment

According to Juwai IQI Holdings' Asia-Pacific Cross-Border Residential Property Buying Trends Report 1Q2024, Malaysia ranked third in Asia for outbound cross-border property investment.

Source: The Edge Malaysia

Sources:

Strong economic growth: <https://www.iproperty.com.my/guides/7-things-to-consider-when-choosing-a-property-in-klcc-91089>
A Land of Opportunities: <https://www.mida.gov.my/why-malaysia/a-land-of-opportunities/>
Affordability: <https://www.william-russell.com/blog/expat-guide-moving-living-malaysia/#:-:text=Is%20Malaysia%20affordable%20for%20expats,in%20suburban%20or%20rural%20areas.>
Cross-Border Property Investment: <https://theedgemalaysia.com/node/715787>
Cultural and Lifestyle Appeal: <https://www.expatgo.com/my/2022/08/16/kuala-lumpur-ranked-the-worlds-number-one-city-for-expats/>
Government Incentives: <https://www.mida.gov.my/>



MALAYSIA, YOUR SECOND HOME

The Malaysia My Second Home (MM2H) Programme is an international residency scheme that grants foreigners the right to reside in the country for a period of up to ten years on a renewable, multiple-entry social visit pass.

Citizens of numerous countries, regardless of race, religion, gender or age, are eligible for the programme as well as foreign spouses of Malaysians and expatriates who wish to retire in Malaysia after expiry of their employment passes.

All successful MM2H applicants are required to maintain a specified fixed deposit amount at any Malaysian bank.

Benefits of the MM2H include:

- // Resident cards
- // Tax exemption
- // Option of bringing spouse or unmarried children under 21 years of age
- // Option of bringing parents via a long-stay visa

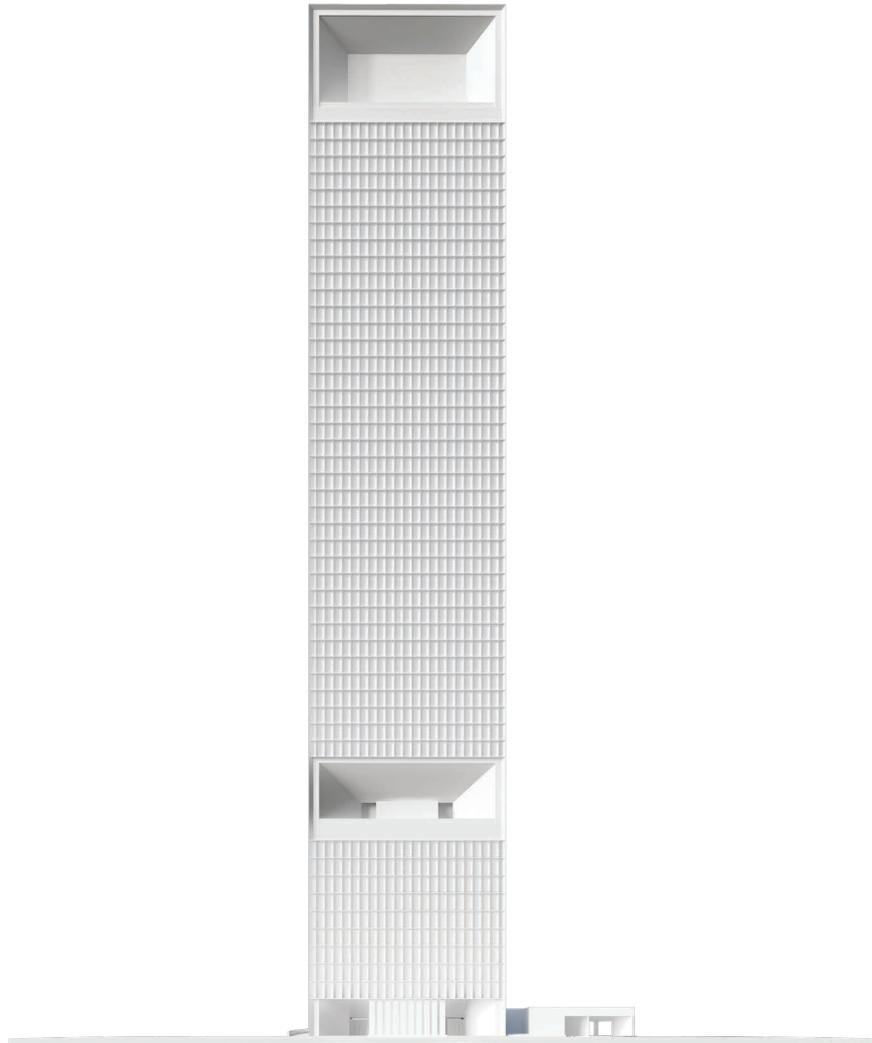
More programme details are available via www.mm2h.gov.my



CONLAY
SIGNATURE SUITES
BY E&O



A MONUMENT OF GRANDEUR



Distinguished by its elegant, streamlined design and exquisite craftsmanship, The Conlay stands tall in the heart of Kuala Lumpur as a landmark that captures the ultimate blend of luxury and tranquillity.







CONLAY
SIGNATURE SUITES
— BY EGO —



TOUCHES OF ELEGANCE



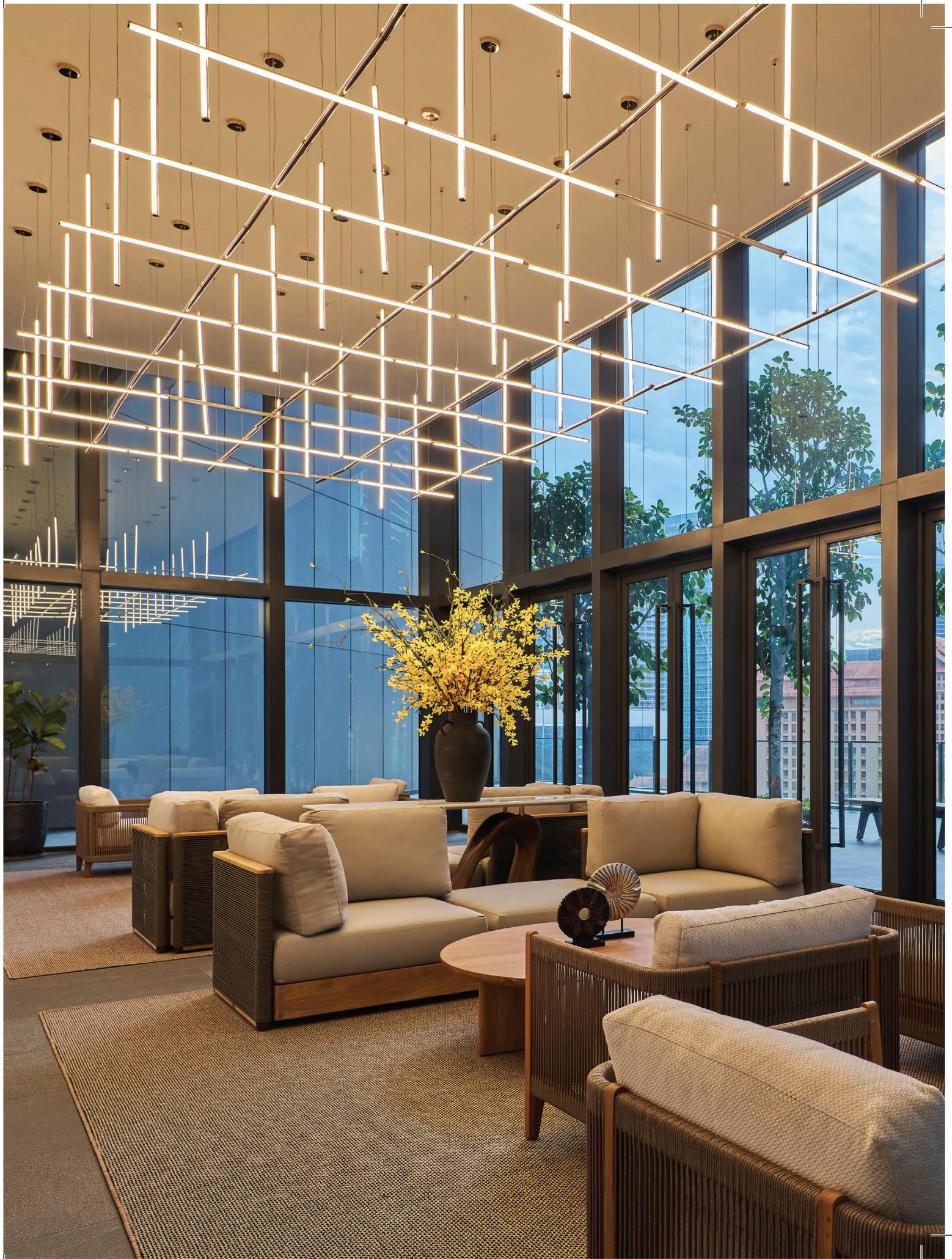
Distinguished by its elegant and modern design, The Conlay establishes itself as a tribute to Kuala Lumpur's stature as a world city.

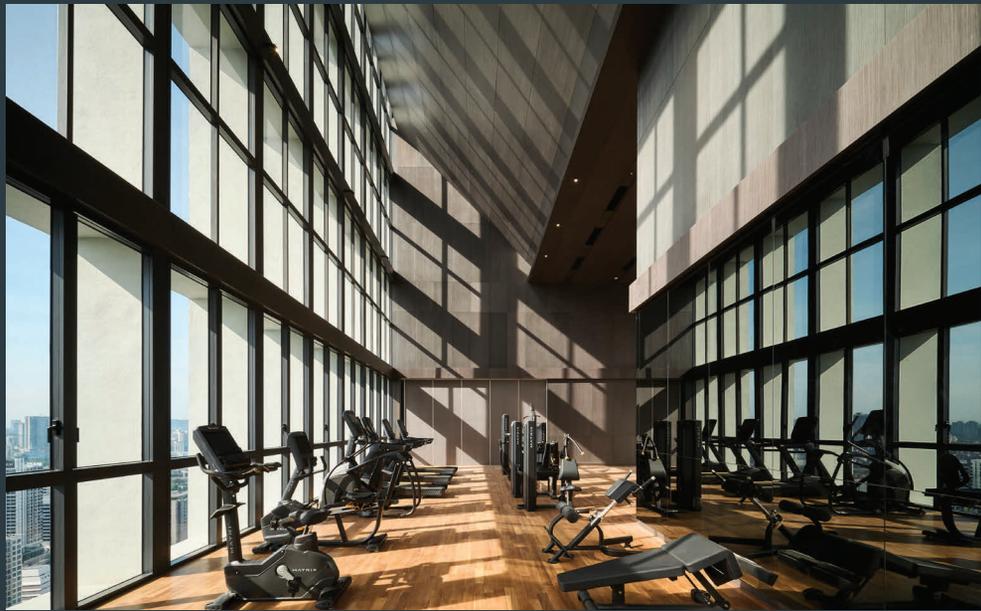
The signature 'Kerry Hill touch' is imbued throughout the residence, expressed by sleek lines, meticulous details, and the distinctive play between shadow and light.

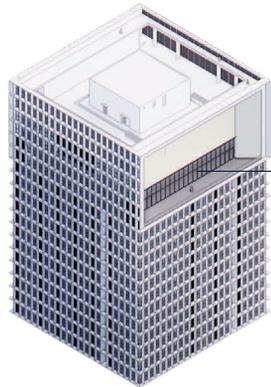
SPACES TO SAVOUR



An exceptional curation of facilities on Levels 11 and 36 invites residents into a world of pure indulgence. Designed to elevate every aspect of daily life, Conlay Signature Suites features spaces that blend serenity, relaxation, and inspiration to embody the pinnacle of sophisticated living.







Sky Dining

LEVEL 50



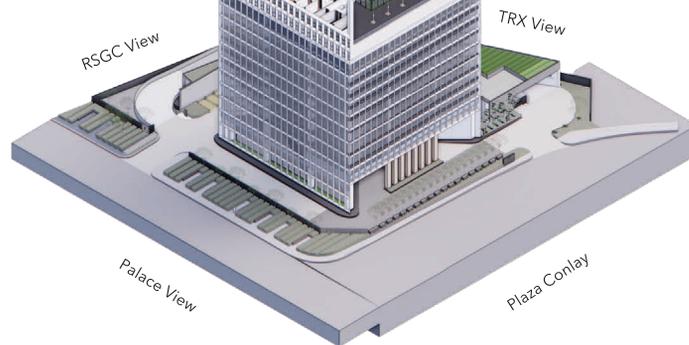
Heated Swimming Pool
Jacuzzi
Kid's Pool
Sauna
Gymnasium
Multipurpose Room

LEVEL 36



Heated Swimming Pool
Jacuzzi
Meeting Room
Library Lounge
Billiard Room
Children's Playroom
Multimedia Room
Music Room
Multipurpose Lounge
Gymnasium
Sauna

LEVEL 11



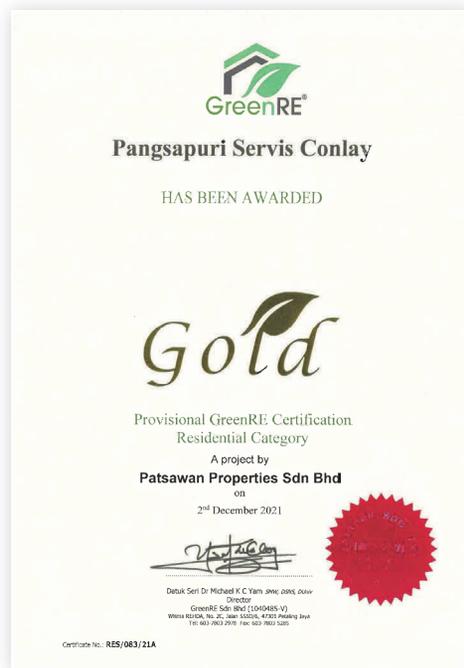
RSGC View

TRX View

Palace View

Plaza Conlay

ELEVATING LIFE
THROUGH SUSTAINABILITY



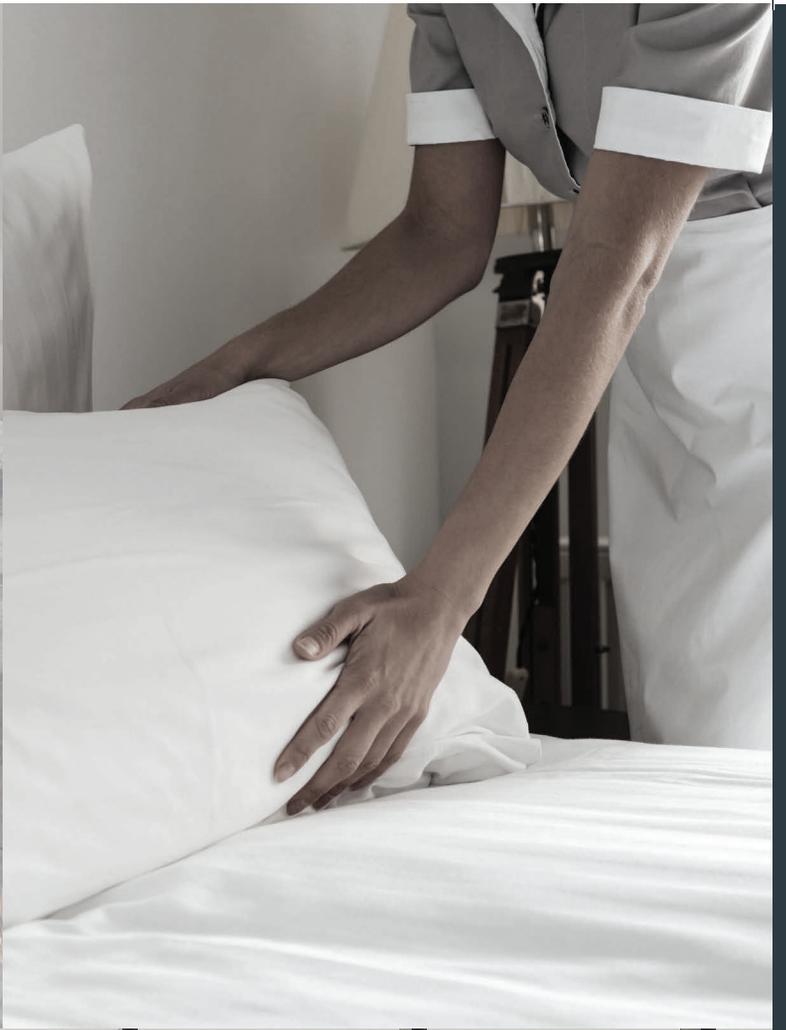
At Conlay Signature Suites, sustainability is introduced into every facet of the development to foster a refined yet environmentally responsible living experience. This thoughtful approach is part of E&O's commitment to minimise environmental impact, while cultivating a balanced and healthier way of life.

As a certified Provisional GreenRE (Gold) development, Conlay by E&O upholds E&O's promise to integrating sustainability with urban living.

THE CRAFT OF COMFORT



The living spaces of Conlay Signature Suites come imbued with luxury that isn't seen, but felt. Thoughtful craftsmanship is translated through the use of quality materials, refined finishes, and a harmonious design that's uplifted by Japandi influences and natural light. This creates a serene environment that invites tranquillity and relaxation - all for residents to call their own.



A PRIVILEGE THAT'S YOURS

The hallmark of E&O's commitment to premier living is seen in a curated selection of services exclusive to residents of Conlay Signature Suites. From housekeeping to event planning, these showcase the signature elegance and impeccable standards that redefine serviced living.

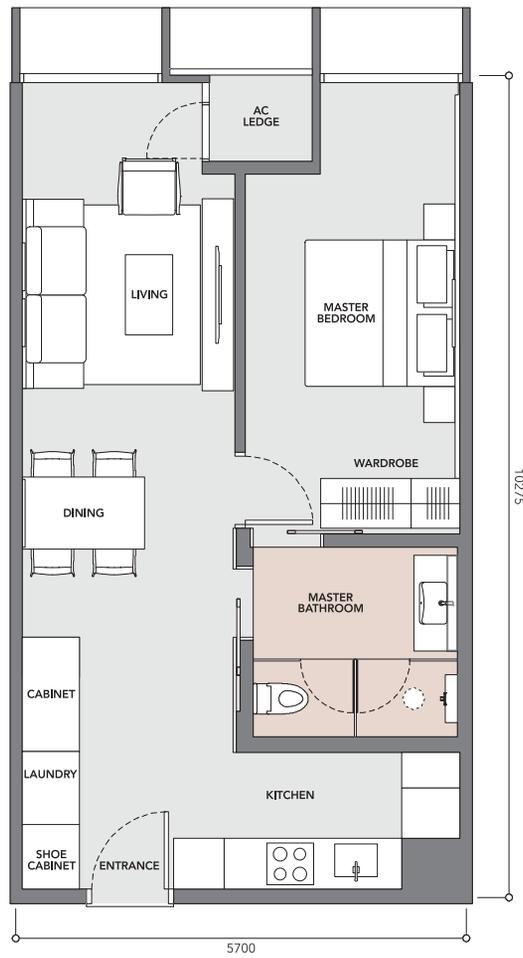
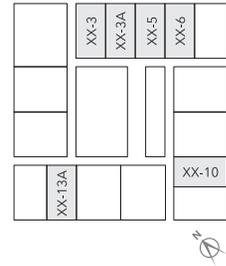
ON DEMAND HOSPITALITY SERVICES*

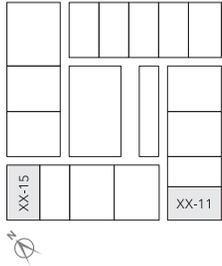
- Full concierge service available 24 hours a day, every day, for car hires, tours, food delivery, daily newspaper delivery, pre-arrival shopping on request and postal/courier packing service.
- Personal chef for private dinners
- Fully set-up apartment with branded linen towels replenished on request
- Housekeeping service
- Bathroom amenities
- Basic handyman service
- Shutter bus service

*Optional services, additional charges apply. Services are subject to change and are dependent on availability.

TYPE E

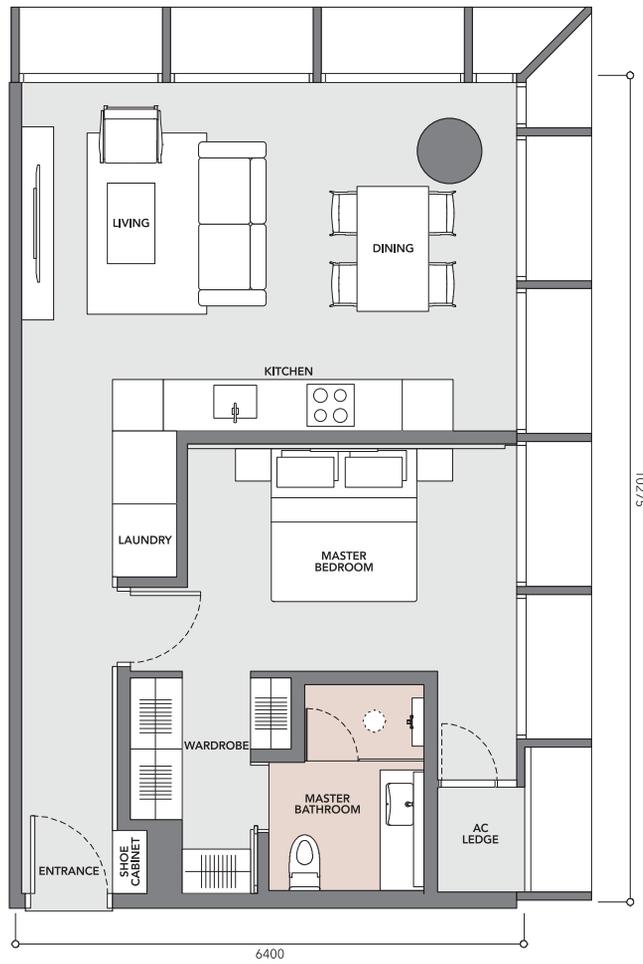
1 BEDROOM
Built-up: 59 sq.m / 635 sq.ft





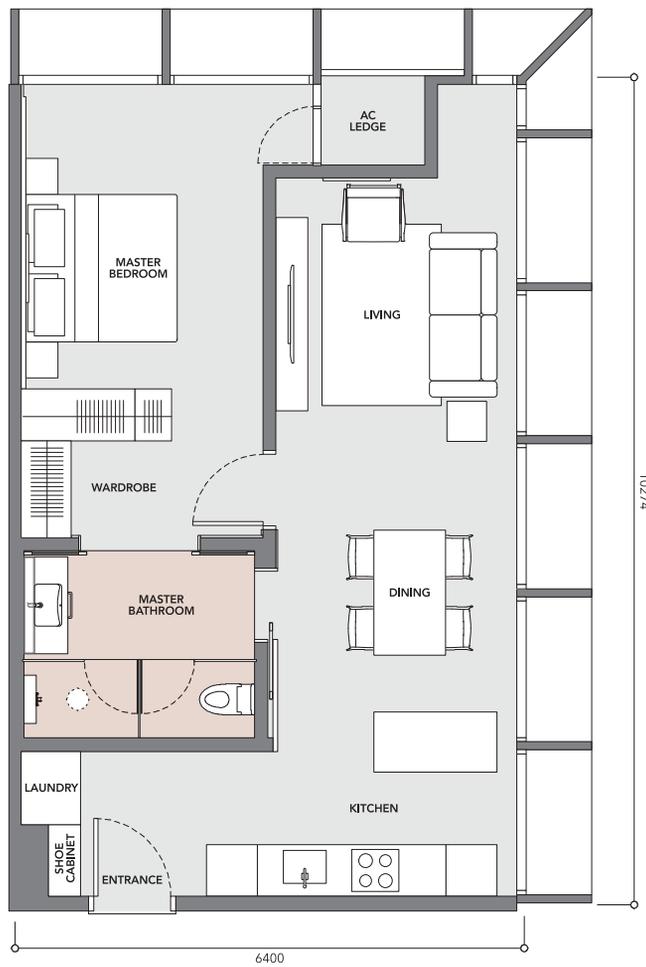
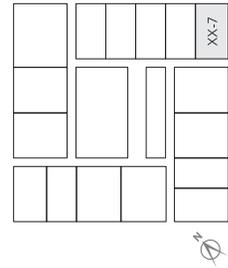
TYPE E1

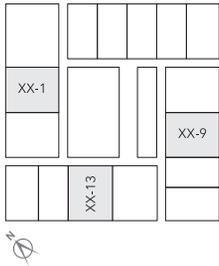
1 BEDROOM
 Built-up: 66 sq.m / 710 sq.ft



TYPE E2

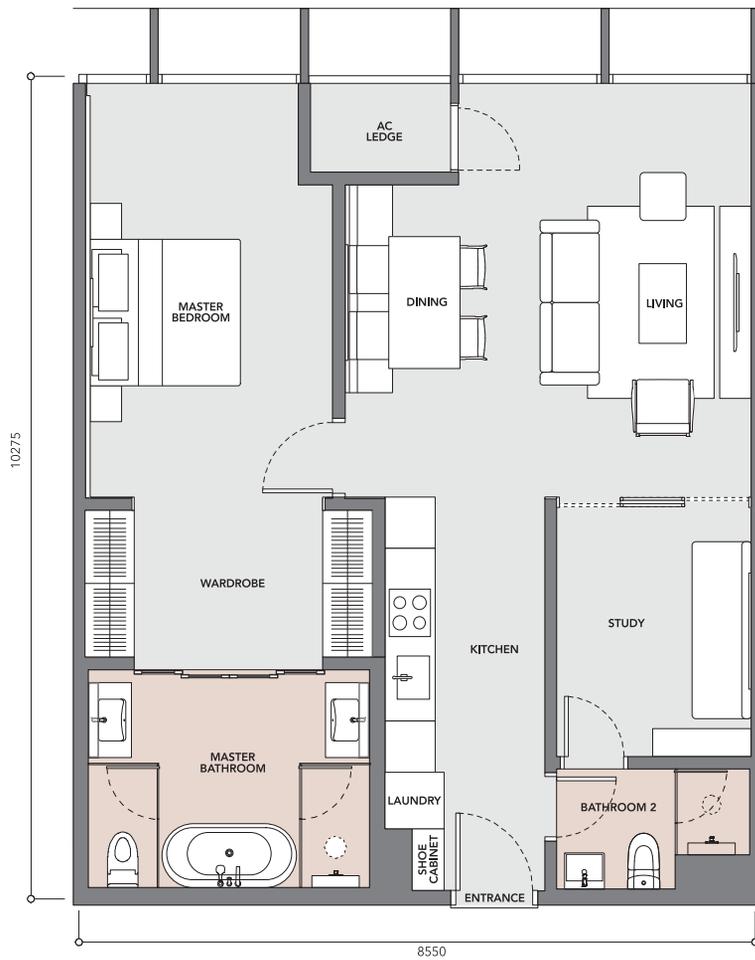
1 BEDROOM
Built-up: 66 sq.m / 710 sq.ft





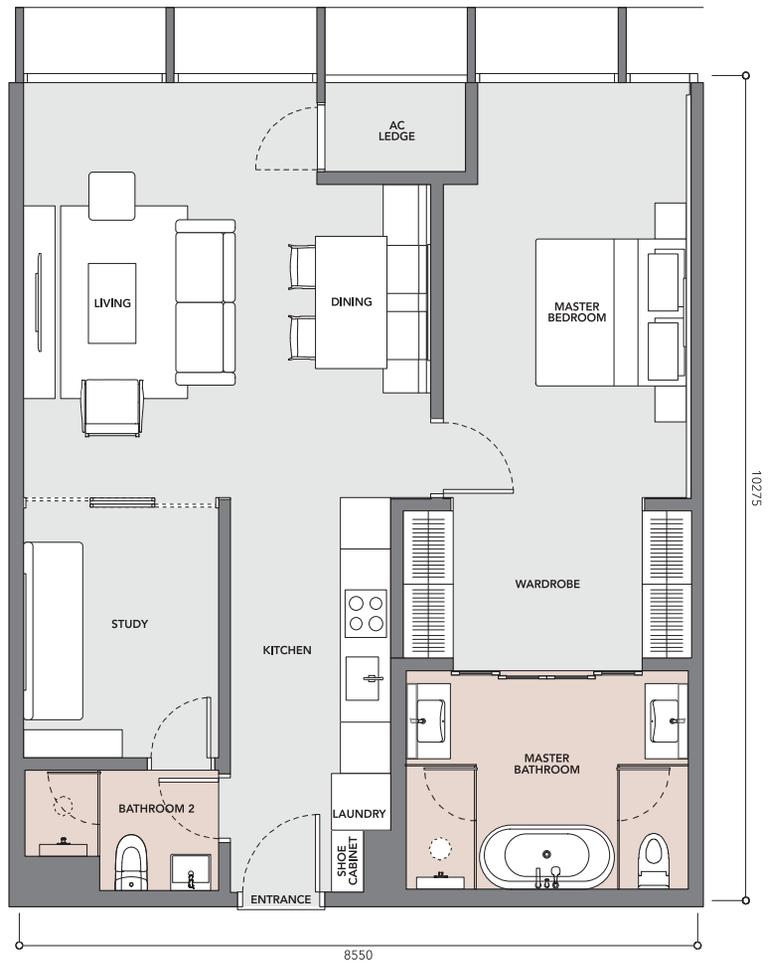
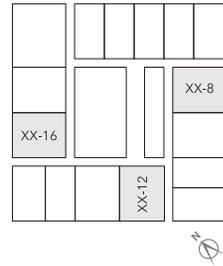
TYPE F

1+1 BEDROOM
 Built-up: 88 sq.m / 947 sq.ft



TYPE F(A)

1+1 BEDROOM
Built-up: 88 sq.m / 947 sq.ft



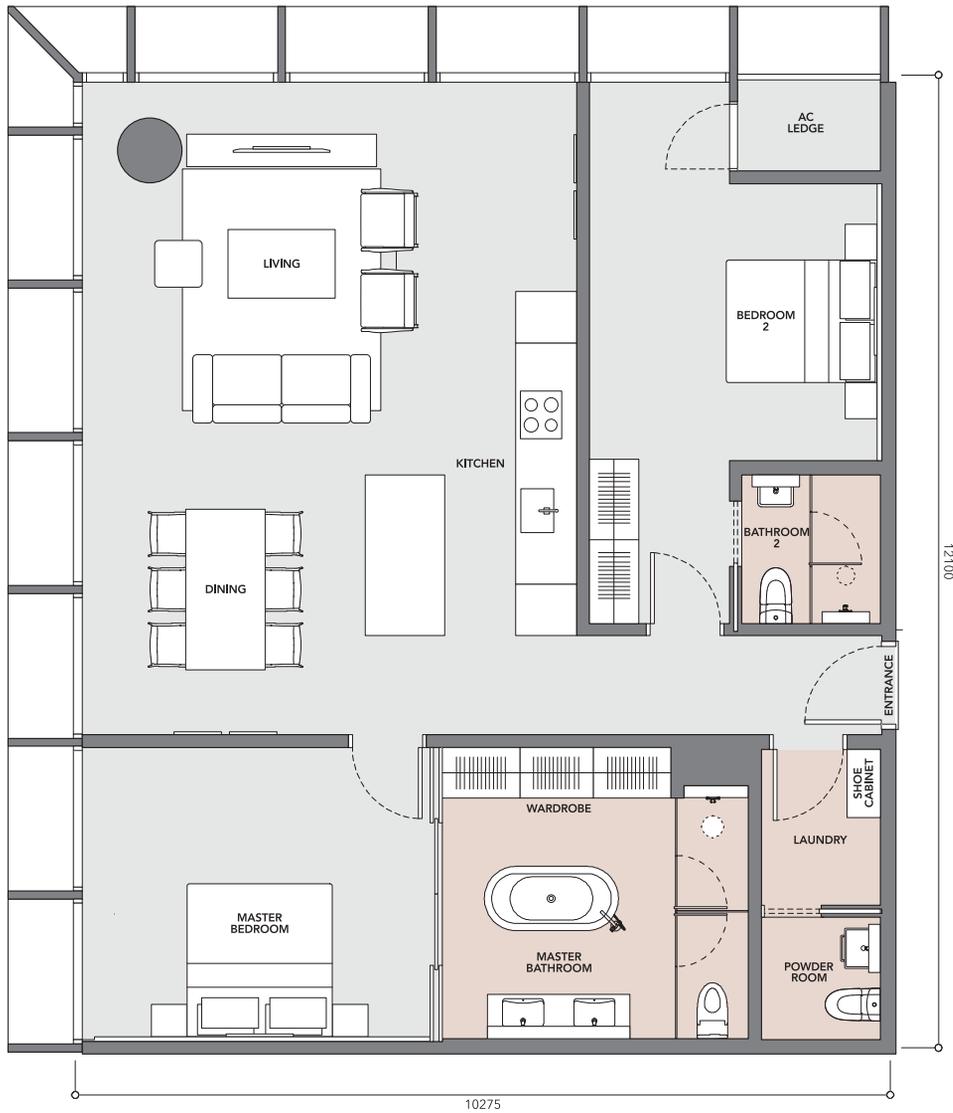
XX-2				



TYPE G

2 BEDROOMS

Built-up: 124 sq.m / 1335 sq.ft



FEAST ABOVE THE KL SKYLINE



Perched high overlooking the city, the sky dining facilities at Conlay Signature Suites welcome worldly epicures to an unparalleled culinary experience. Residents can savour seasonal menus over intimate conversations, with the Kuala Lumpur skyline as the backdrop.













EASTERN & ORIENTAL BERHAD (555-K)

KUALA LUMPUR

Pangsapuri Servis Conlay
11, Jalan Conlay,
50450, Kuala Lumpur.
T +6017 266 1188
E enquiry@theconlay.com

Head Office
C-34-01, Menara Vista Petaling,
137, Jalan Puchong,
58200 Kuala Lumpur, Malaysia
T +603 8682 8220

PENANG

No 1 Persiaran Marina,
Pulau Andaman, Tanjung Tokong,
10470 Pulau Pinang, Malaysia
T +604 890 9999

JOHOR

1 Jalan Medini Timur 15
Bandar Medini Iskandar
79250 Iskandar Puteri
Johor Darul Takzim, Malaysia
T +607 509 6868

LONDON

The Lincoln Suites
37-39 Kingsway
London England
WC2B 6TP
T +44 (0)203 837 0000

www.easternandoriental.com

E&O LIVING



AN INTERNATIONAL COLLABORATION BETWEEN



6017 266 1188



DISCLAIMER: The information contained herein is subject to change and cannot form part of an offer or contract. All pictures, sketches and illustrations here are artists' impressions only and are not intended to be representations of fact. Whilst every reasonable care has been taken in providing this information, the developer shall not be held responsible for any inaccuracies and changes as may be required by the authorities. Prospective purchasers are advised to read the terms and conditions of the Sales and Purchase Agreement carefully with regards to the common facilities/services and the design layout plans before signing the Sales and Purchase Agreement.